
Nassau Coliseum

Uniondale, New York



Sterling Equities
New York Mets Development Corp
Blumenfeld Development Group



Outline

Site Plan

Coliseum Improvements

Hotel & Convention Center

Smart Style Development

Residential Tower Development & Next Generation Housing

Monorail / Light Rail

Minor League Baseball Stadium

Veterans Memorial Park

Construction Costs, Zoning & Taxes

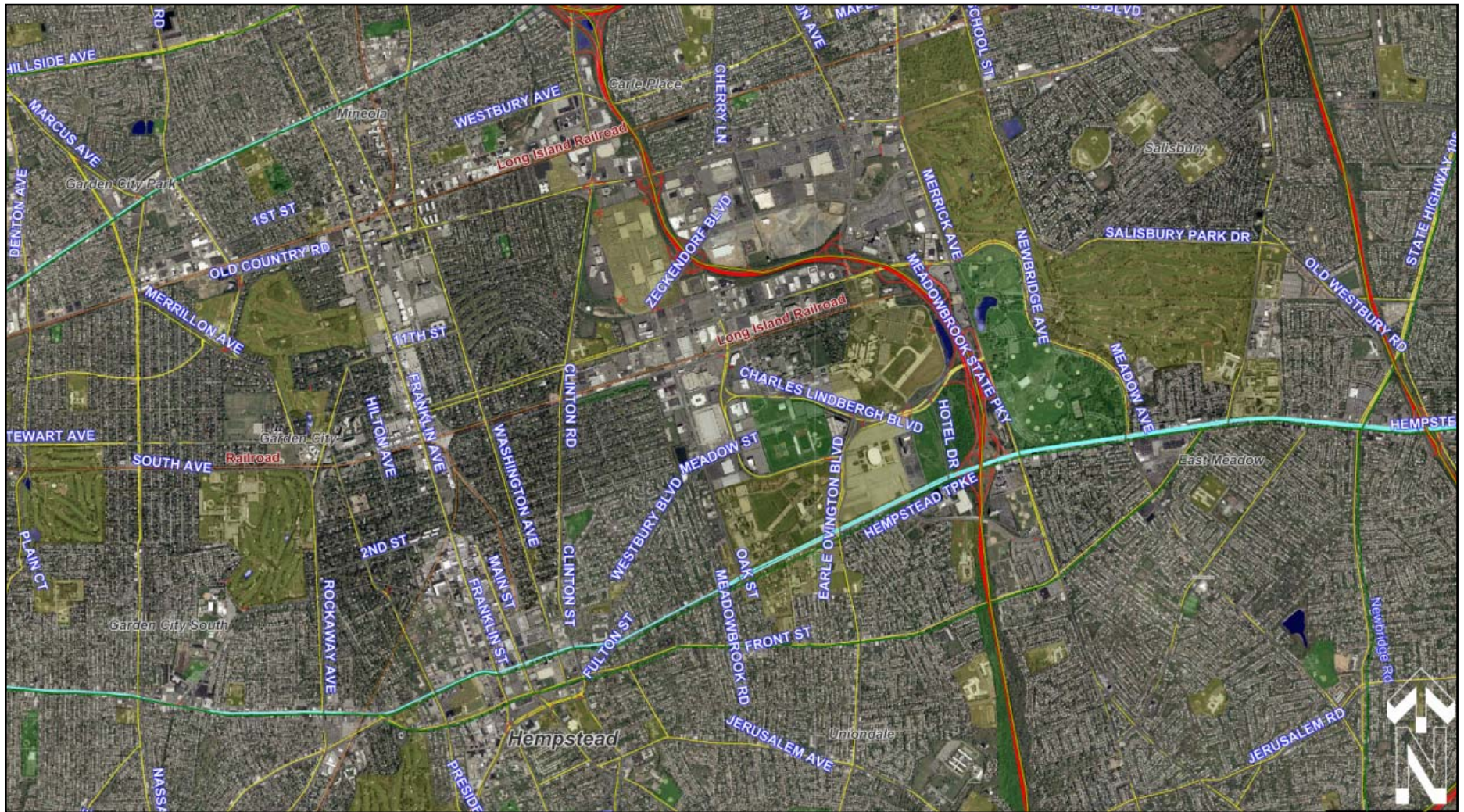
Proposal Highlights



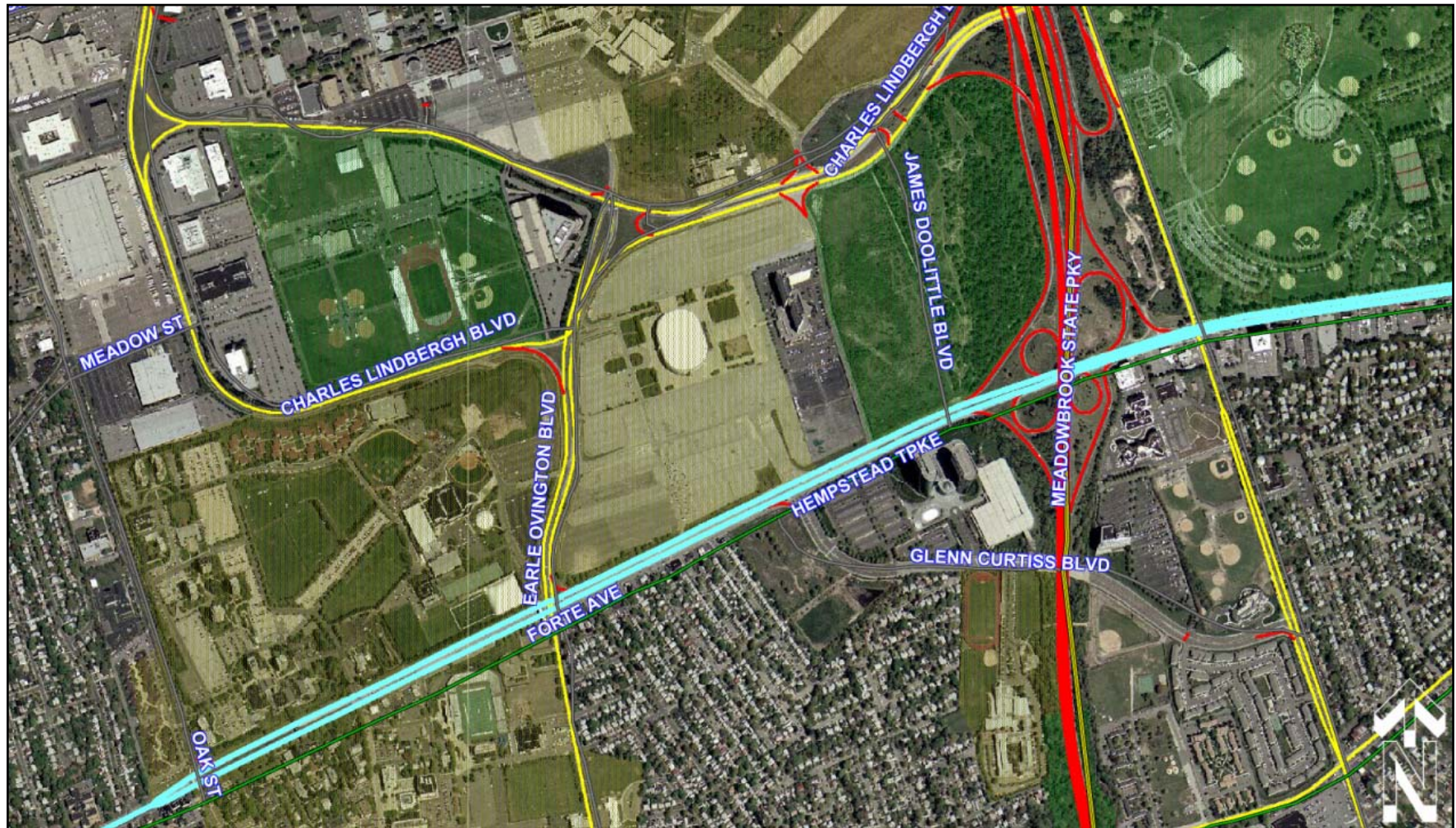
Site Plan



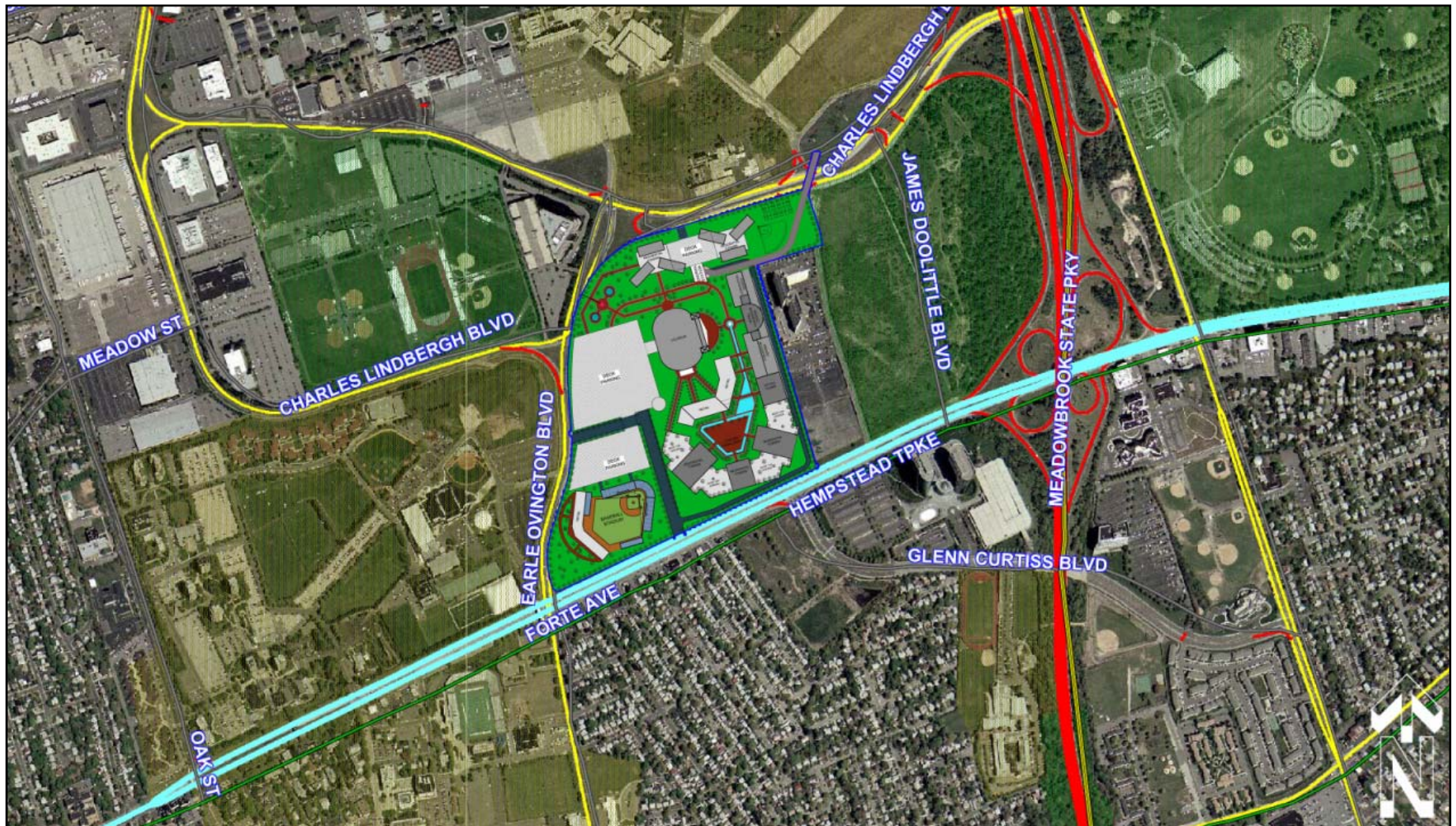
Existing Site



Existing Site



Proposed Site Plan



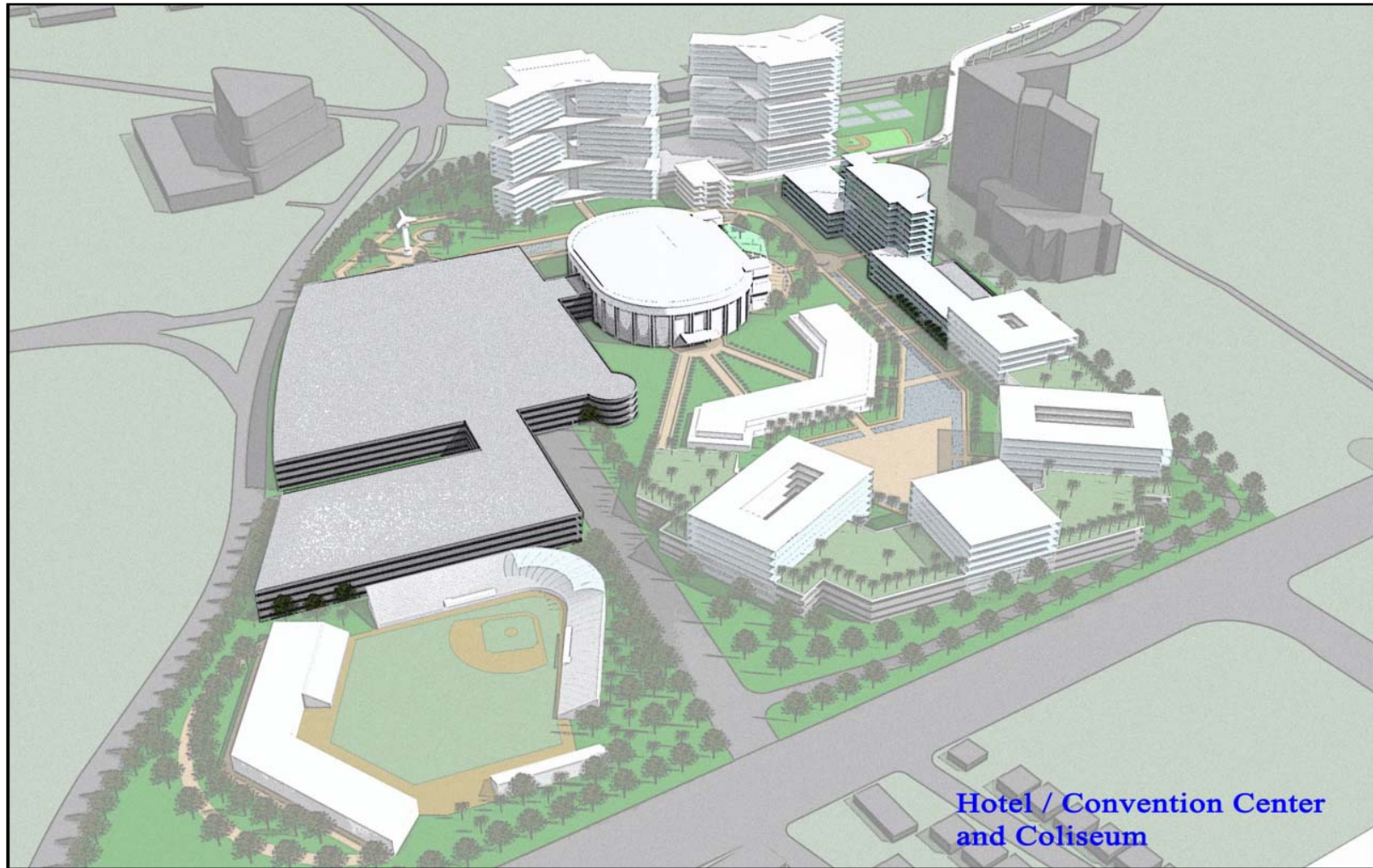
Rendering



Coliseum Improvements



Site Plan



Nassau Coliseum



Coliseum Improvements Budget

Total Amount

Parking Decks

\$100 Million

Coliseum Improvements

\$200 Million

TOTAL

\$300 Million



Coliseum Parking

	Total Parking	# of Levels
Parking Deck # 1 (Adjacent to Coliseum)	8,130 spaces	5 levels
Parking Deck # 2 (Adjacent to Stadium)	4,200 spaces	6 levels
<hr/>		
TOTAL	12,330 spaces	



Coliseum Improvements

Expansion of main concourse

Enlarged ticket lobby and windows

Islanders team store within Coliseum

Additional novelty outlets and concession stands

New sports bar and restaurant

New Upper Concourse with vertical transportation

First aid room



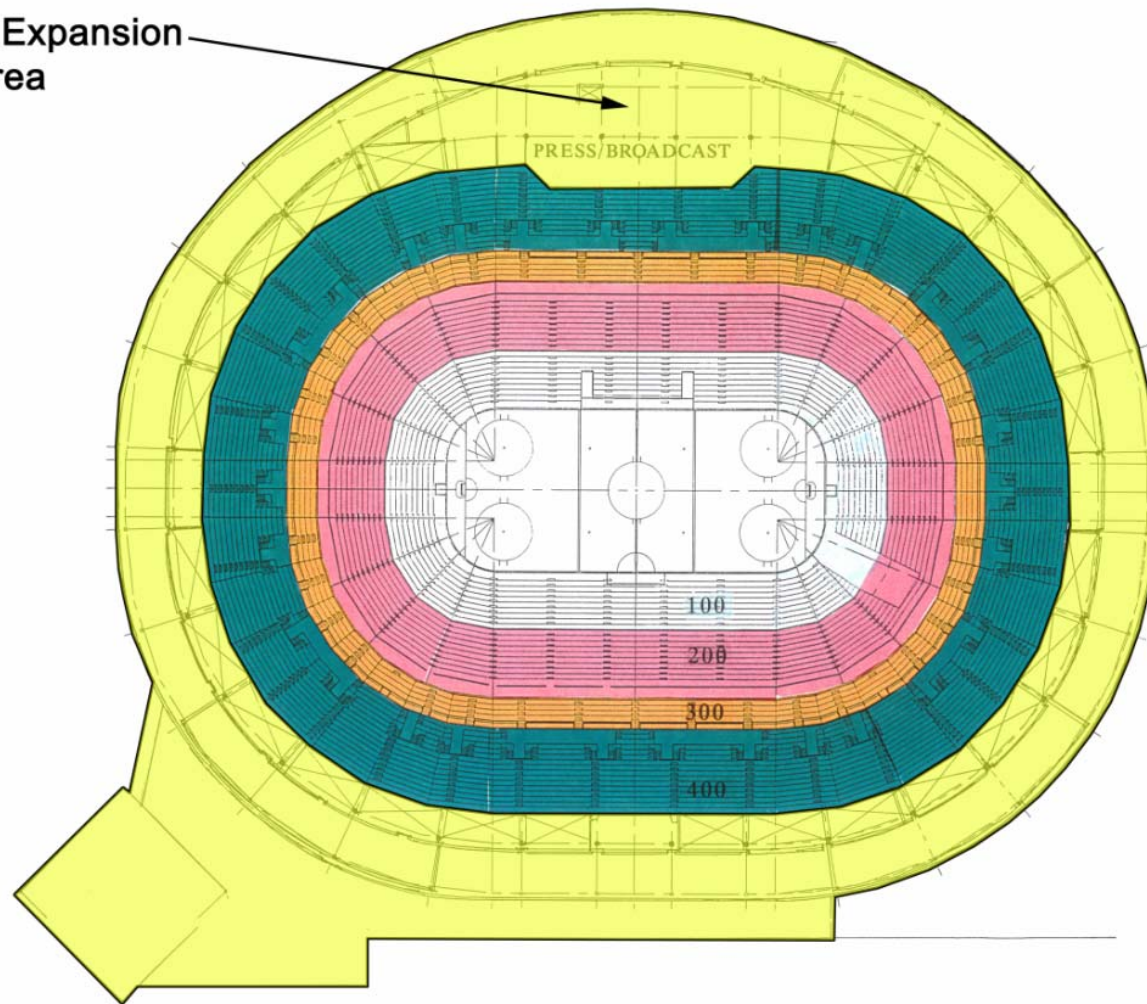
Coliseum Improvements

	<u>Current</u>	<u>Proposed</u>	<u>Increase</u>
Seating Capacity	16,300 seats	17,700 seats	9%
Premium Box Suites	380 seats	1,000 seats	163%
Point-of-Sale Count	48 booths	155 booths	223%
Handicap Seating	22 seats	179 seats	714%
Men's Bathroom Facilities	49 stalls	118 stalls	141%
Women's Bathroom Facilities	37 stalls	177 stalls	378%

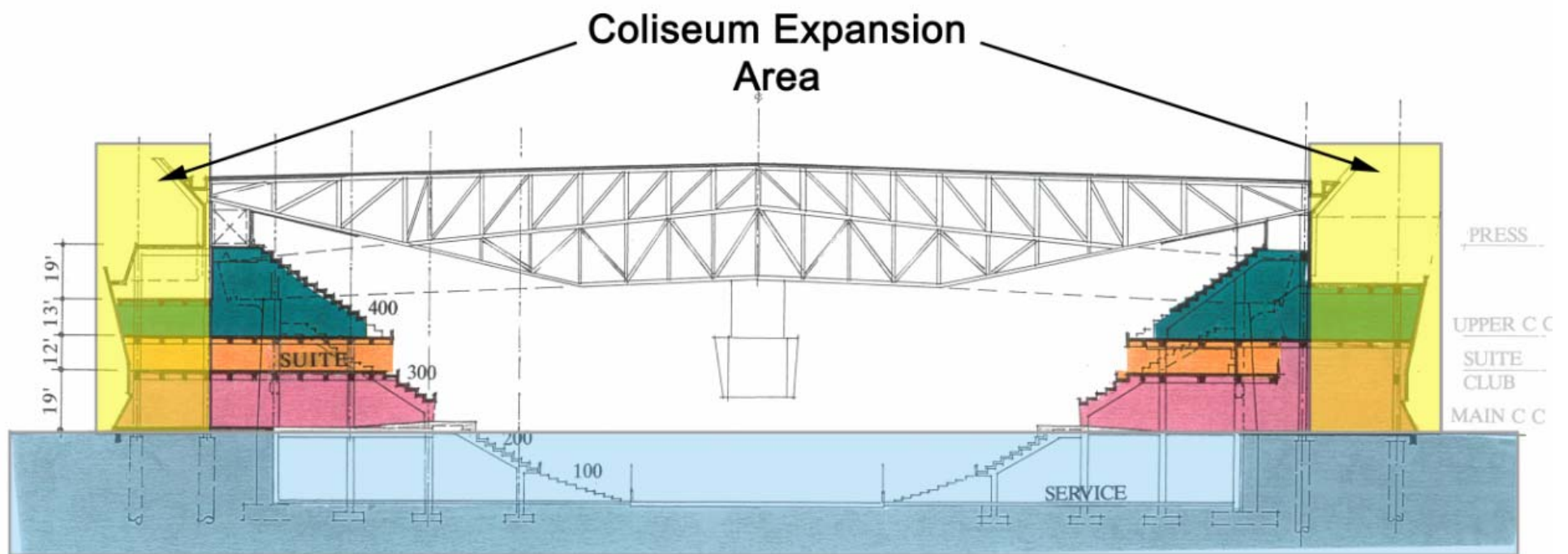


Nassau Coliseum – Proposed Bowl Plan

Coliseum Expansion
Area



Nassau Coliseum – Proposed Sectional



Nassau Coliseum – Proposed Bowl Plan



Coliseum Renovation Schedule

The proposed Coliseum improvements will be done in phases as to minimize disruption to the hockey season.

Coliseum Renovation Schedule

	Time Period
Preliminary Design	6 months
Construction Documents	6 months
Approval Period	6 months
Construction Period	18 months
TOTAL	36 months
	3 years

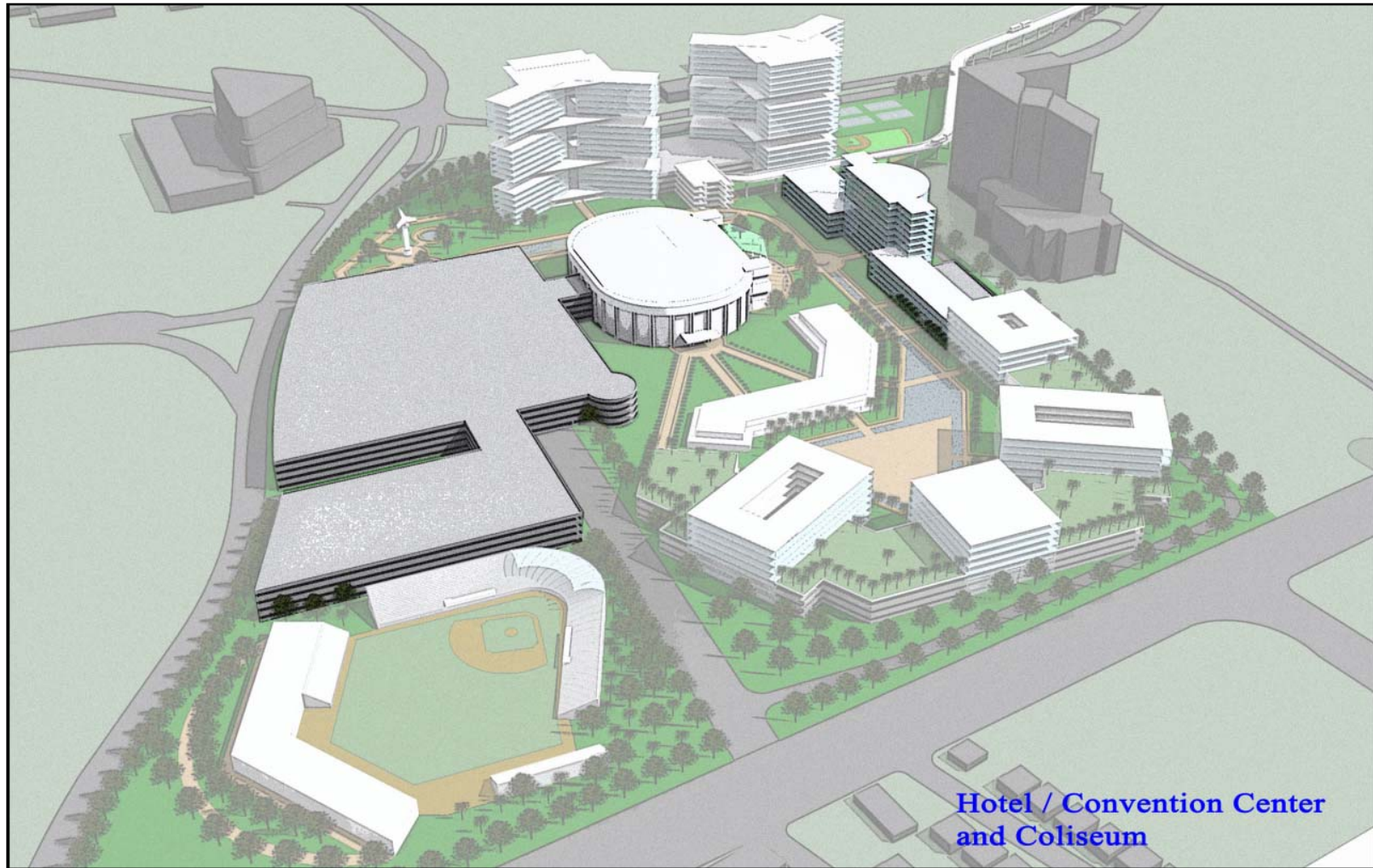
If the Islanders could relocate during renovation, the Construction Period would take one year to complete.



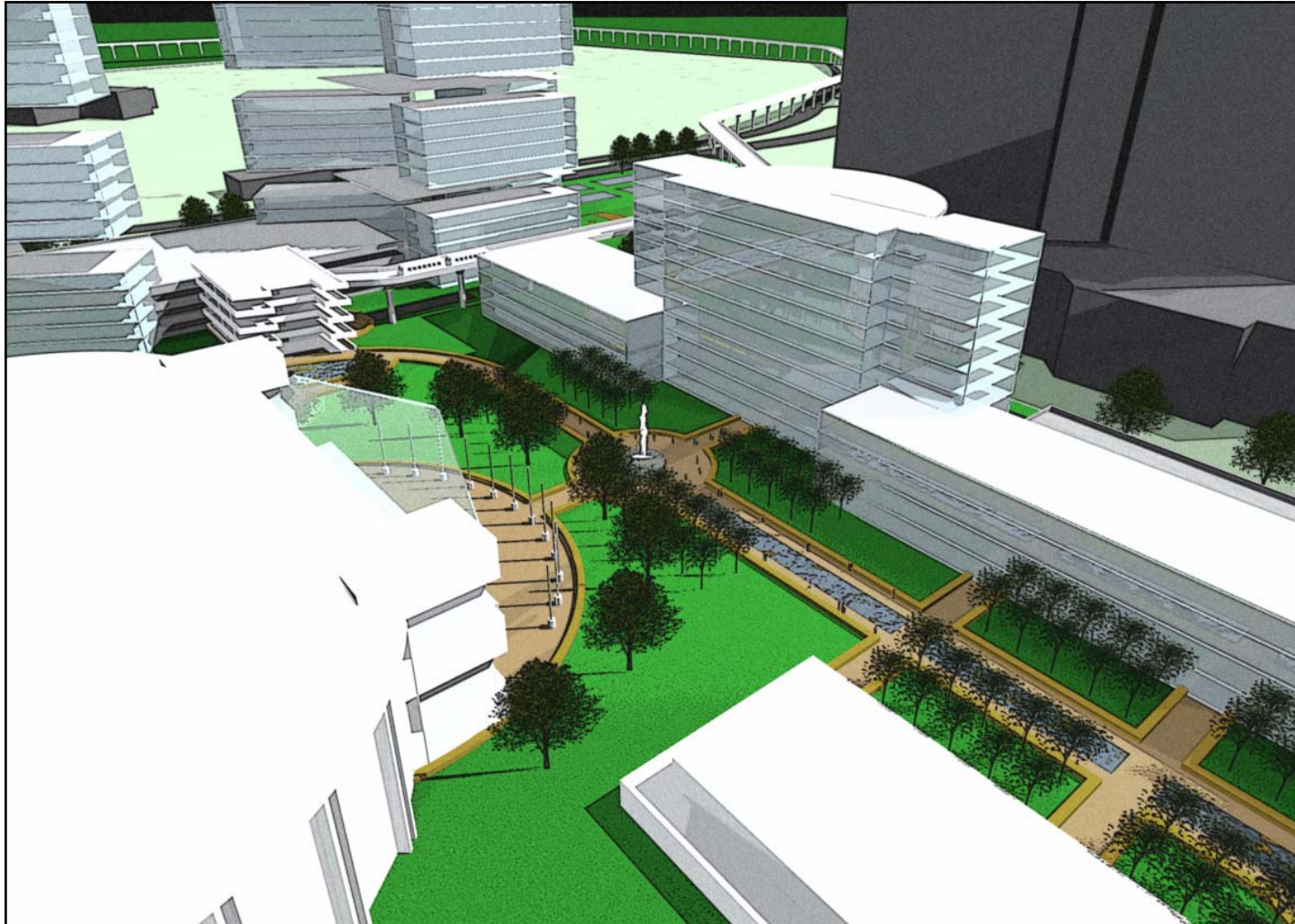
Hotel & Conference Center



Site Plan



Rendering



Hotel & Conference Center

200 Hotel Rooms

Approximately 100,000 SF of exhibition space

Ballrooms and reception halls

Spa and Health Club

Trade show galleries

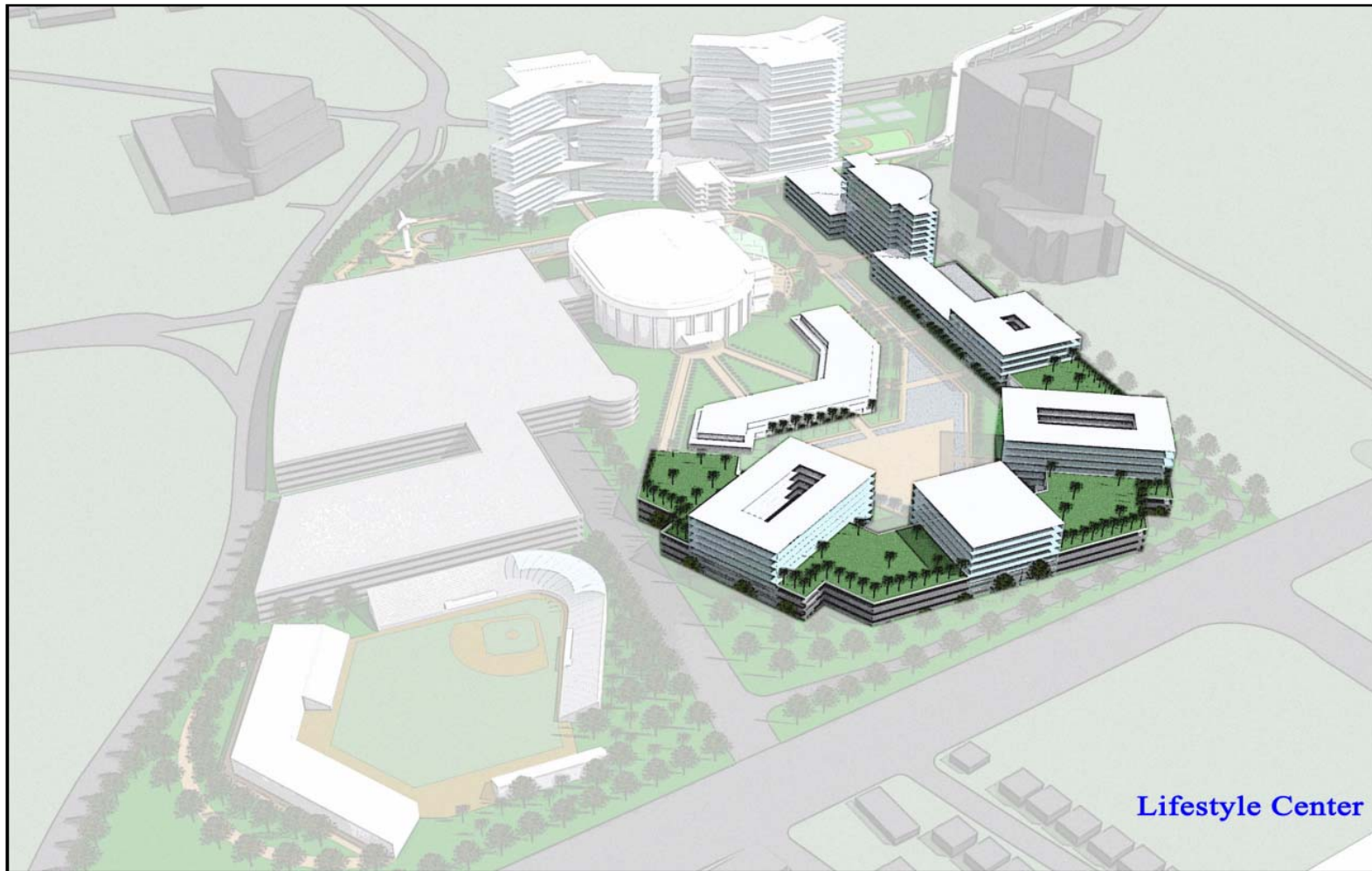


Smart Style Development

Life Style Center



Site Plan



Rendering



Smart Style Development



Mizner Park, Boca Raton



Reston Town Center, Virginia



City Place, West Palm Beach



Life Style Center

CRC will create a Life Style Center hybrid in which residential and commercial space is flanked by retail, restaurants, a sports complex and convention center.

Size

Retail

1.0 Million SF

Life Style Residential

700 Thousand SF

Office

500 Thousand SF

TOTAL

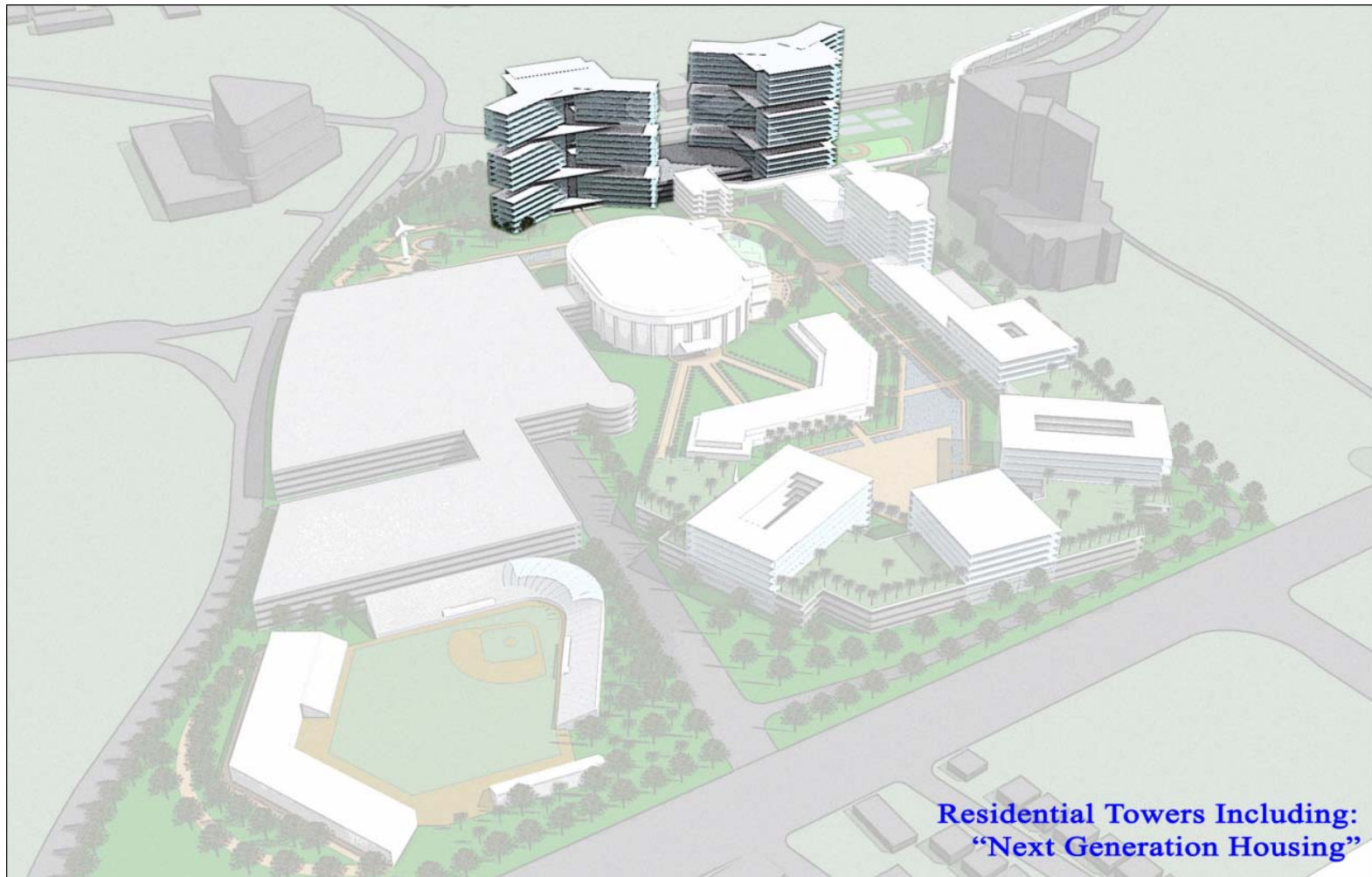
1.2 Million SF



Residential Tower Development including Next Generation Housing



Site Plan



Rendering



Next Generation Housing

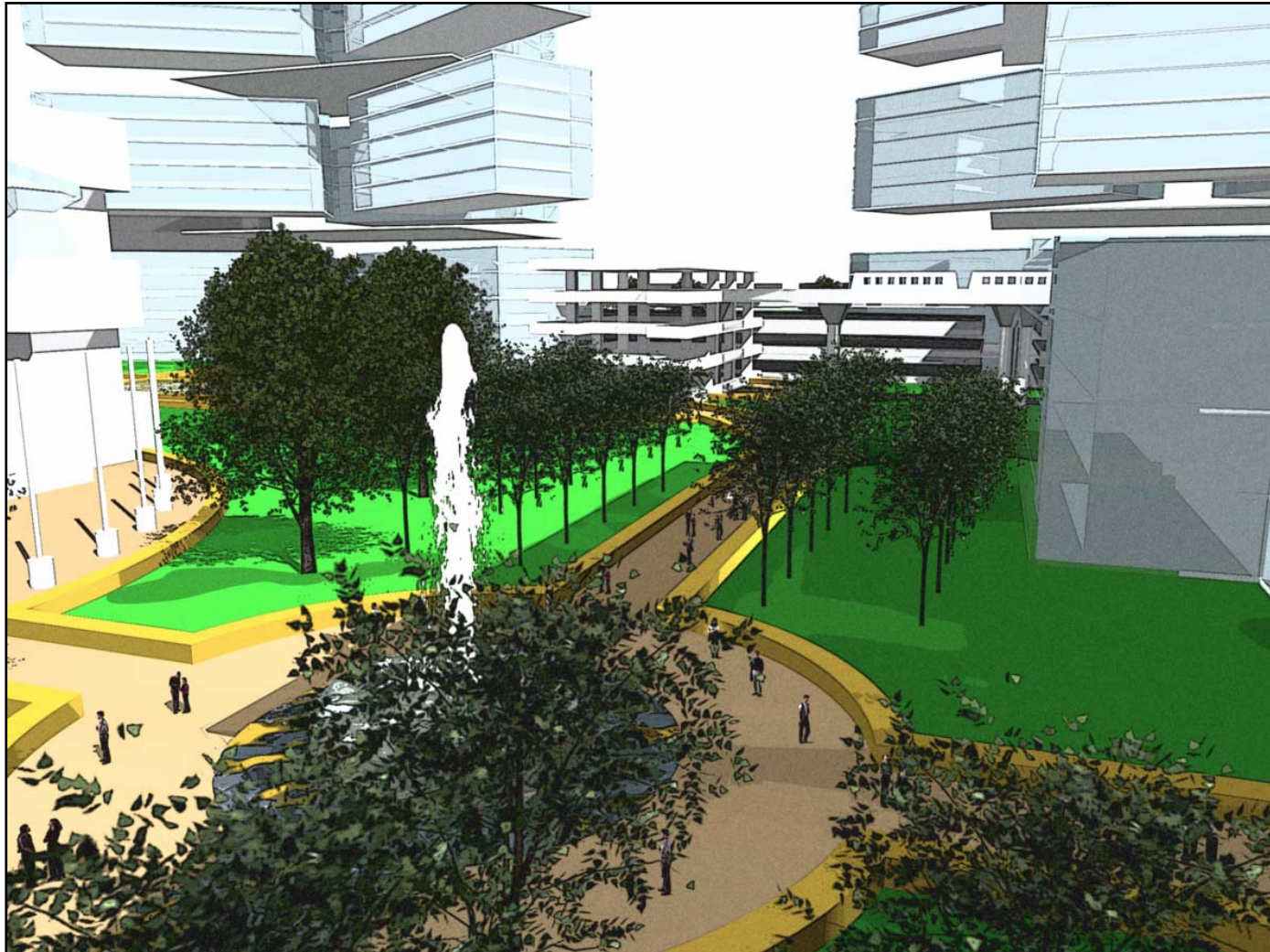
- 20% will be allocated as Next Generation Housing.
- The Residential Towers will include Next Generation Housing, senior housing and market rental apartments.
- CRC will provide one, two and three-bedroom units as Next Generation Housing and market rate units creating opportunities for a variety of household types from single workers to families.
- Next Generation Housing units will rent at the then current prevailing HUD and the New York State Housing Finance Agency guidelines. Currently, these rates are approximately \$740 for one bedroom, \$885 for two bedrooms and \$1,025 for a three-bedroom unit.



Monorail / Light Rail



Rendering



Monorail / Light Rail

Provision for future monorail system branched off of Hempstead Station.
Approximately 2 miles between stations.



Monorail / Light Rail

- Provision for future monorail system branched off of Mineola Station.
- Approximately 4.3 miles between stations.
- Proposed Monorail Station stop at Roosevelt Field.



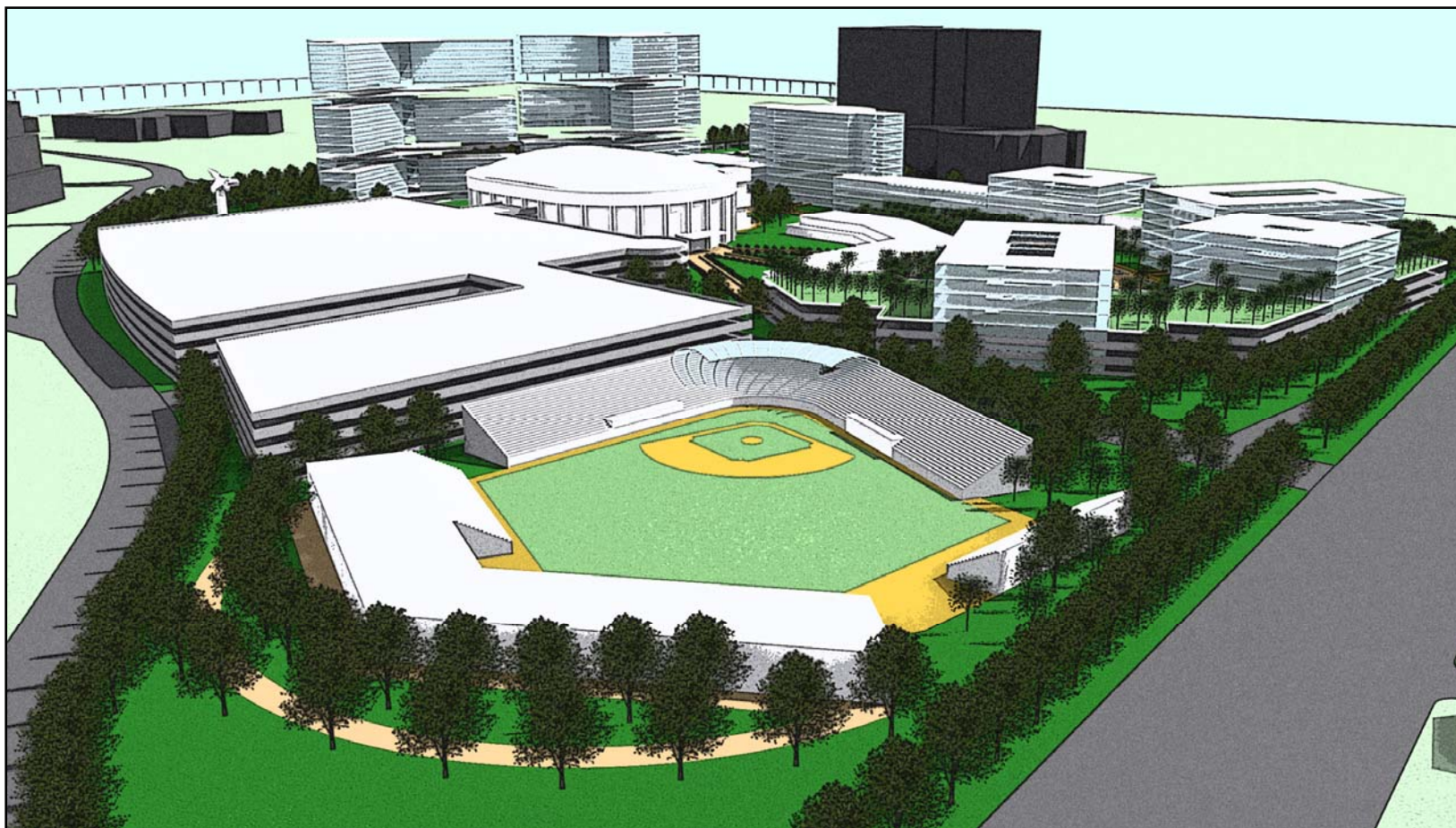
Minor League Baseball Stadium



Site Plan



Rendering



Minor League Baseball Stadium

The synergies of having a Winter Sports Team and a Summer Sports Team include:

1. Maximized use of parking
2. Steady flow of visitors
3. More tax revenue
4. Expanded entertainment value

The management team of The New York Mets have the responsibility of overseeing all operational aspects of the following locations:

1. Shea Stadium
2. Keyspan Park (Brooklyn Cyclones)
3. Tradition Field (Florida)
4. Baseball Training Facility, Dominican Republic



KeySpan Park



Tradition Field



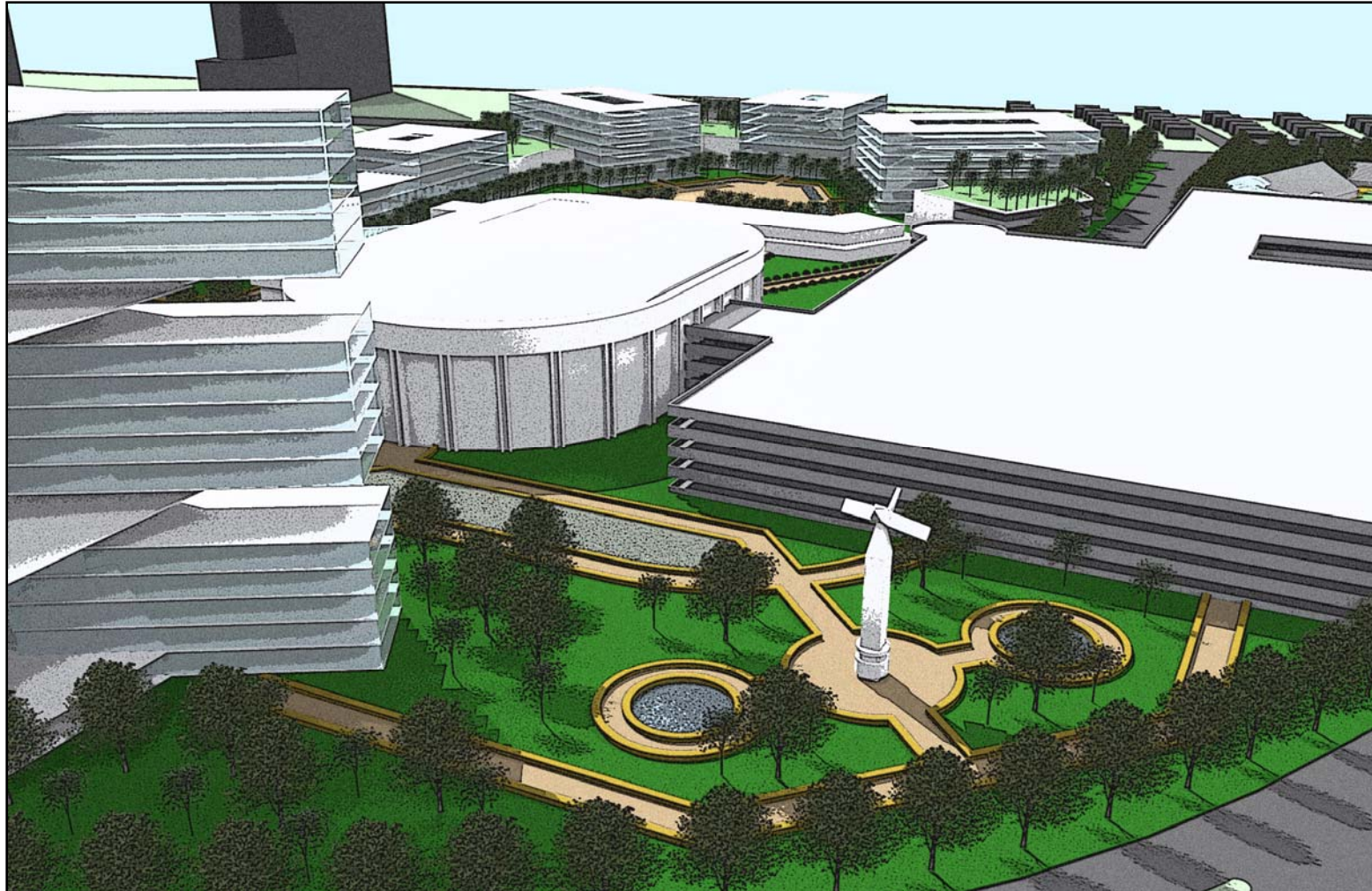
Tradition Field



Veterans Memorial Park



Rendering



Construction Costs

Zoning

Taxes



Construction Costs

	<u>Size</u>	<u>Costs</u>
Nassau Coliseum		\$300.0 Million
Retail	1.0 Million SF	\$125.0 Million
Residential Towers	1.3 Million SF	\$292.5 Million
Life Style Residential	700 Thousand SF	\$210.0 Million
Hotel / Conference Center	500 Thousand SF	\$100.0 Million
Office	500 Thousand SF	\$100.0 Million
Minor League Stadium	8,000 seats	\$40.0 Million
TOTAL	4.0 Million SF	\$1.43 Billion*

Note: * Includes 30% Soft Costs



Zoning

CRC has met with Town of Hempstead officials

Current Zoning

- 1 – Residential B - single family housing
- 2 – Mitchell Field Hotel

Renovations to the Coliseum itself would not require any rezoning

- The Coliseum itself falls under Nassau County's jurisdiction

Propose an entirely new zone – PUD

- The Town Board would hold a public hearing and then adopt the new zone.
- The process to get the site rezoned takes 2-3 years.



Existing Planned Urban Development (PUD) Town of Hempstead

Archstone Roosevelt Center

1299 Corporate Drive, Westbury

The 173-acre site includes retail, entertainment, hotel, office buildings and housing segments at the former Roosevelt Raceway site.



Projected Real Estate Taxes

	<u>Total Annual Property Taxes</u>	<u>School District Share</u>
Retail	\$9.7 Million	\$5.5 Million
Residential Towers	\$10.9 Million	\$5.7 Million
Life Style Residential	\$5.9 Million	\$3.1 Million
Hotel / Conference Center	\$5.5 Million	\$3.1 Million
Office	\$5.5 Million	\$3.1 Million
Minor League Stadium	\$1.0 Million	\$500 Thousand
TOTAL	\$38.5 Million	\$21.0 Million

Source: Donald Leistman (Koeppel, Martone & Leistman)



Annual Nassau County Sales Tax

Projected Life Style Center Retail Sales Tax

\$17,000,000

Projected Minor League Stadium Sales Tax*

\$500,000

* Excluding parking revenue



Proposal Highlights

\$300 million in Renovations to the Coliseum

No building will be taller than any existing building in the surrounding area

25 years of experience in stadium/arena management

Minor League Baseball Stadium

Plan not dependent on Islanders

Tentative agreement with SMG

Large financial support from Sterling Equities

Combined real estate development experience of 60 years between SE & BDG

Provision for futures monorail system branched off of Hempstead Station

4 Million square feet of residential, retail, hotel/convention & office

Total Development Cost of \$1.43 Billion

Additional park space, ball fields and green roof buildings

Veterans Memorial Park

